

Recommended Findings – Design Review

The proposed project is desirable in that the project's design and architecture conforms to the policies and principles of the Single Family Home Design Techniques.

Basic Design Principle	Comments
<i>2.2.1 Reinforce prevailing neighborhood home orientation and entry patterns</i>	The orientation of the home is consistent with other homes in the neighborhood.
<i>2.2.2 Respect the scale, bulk and character of homes in the adjacent neighborhood.</i>	The design reduces bulk appearance by positioning the second story 15 feet beyond the first story. Further reductions to the overall size are recommended within the Conditions of Approval
<i>2.2.3 Design homes to respect their immediate neighbors</i>	The new home meets all setback requirements. The position of the second story is adequately setback from the neighbor to the south. Only a bathroom window lies 16 feet away from the property line.
<i>2.2.4 Minimize the visual impacts of parking.</i>	The proposal includes a side-loading 2-car garage that improves visibility of the home from the public street.
<i>2.2.5 Respect the predominant materials and character of front yard landscaping.</i>	Front yard landscaping will be supplied at the discretion of the home owner.
<i>2.2.6 Use high quality materials and craftsmanship</i>	The proposed new home utilizes high quality materials including stucco, stone and composition roofing material.
<i>2.2.7 Preserve mature landscaping</i>	Significant landscaping exists on site. No trees are proposed to be removed in conjunction with this proposal.